

METROPOLITAN CORPORATE CENTER

THOMASVILLE ROAD / INTERSTATE 10

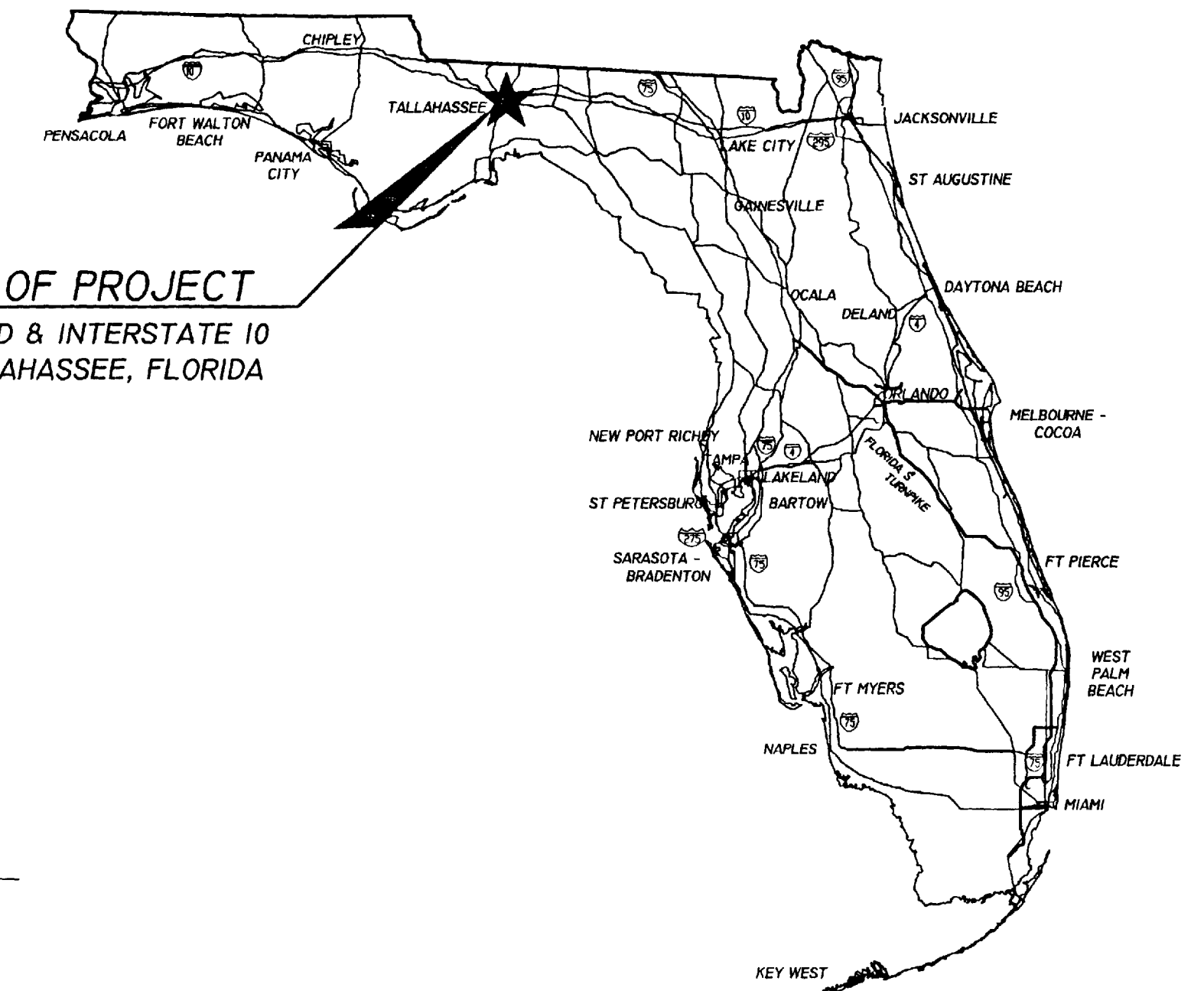
A MULTI-USE
PLANNED UNIT DEVELOPMENT

TALLAHASSEE, FLORIDA

PREPARED FOR:

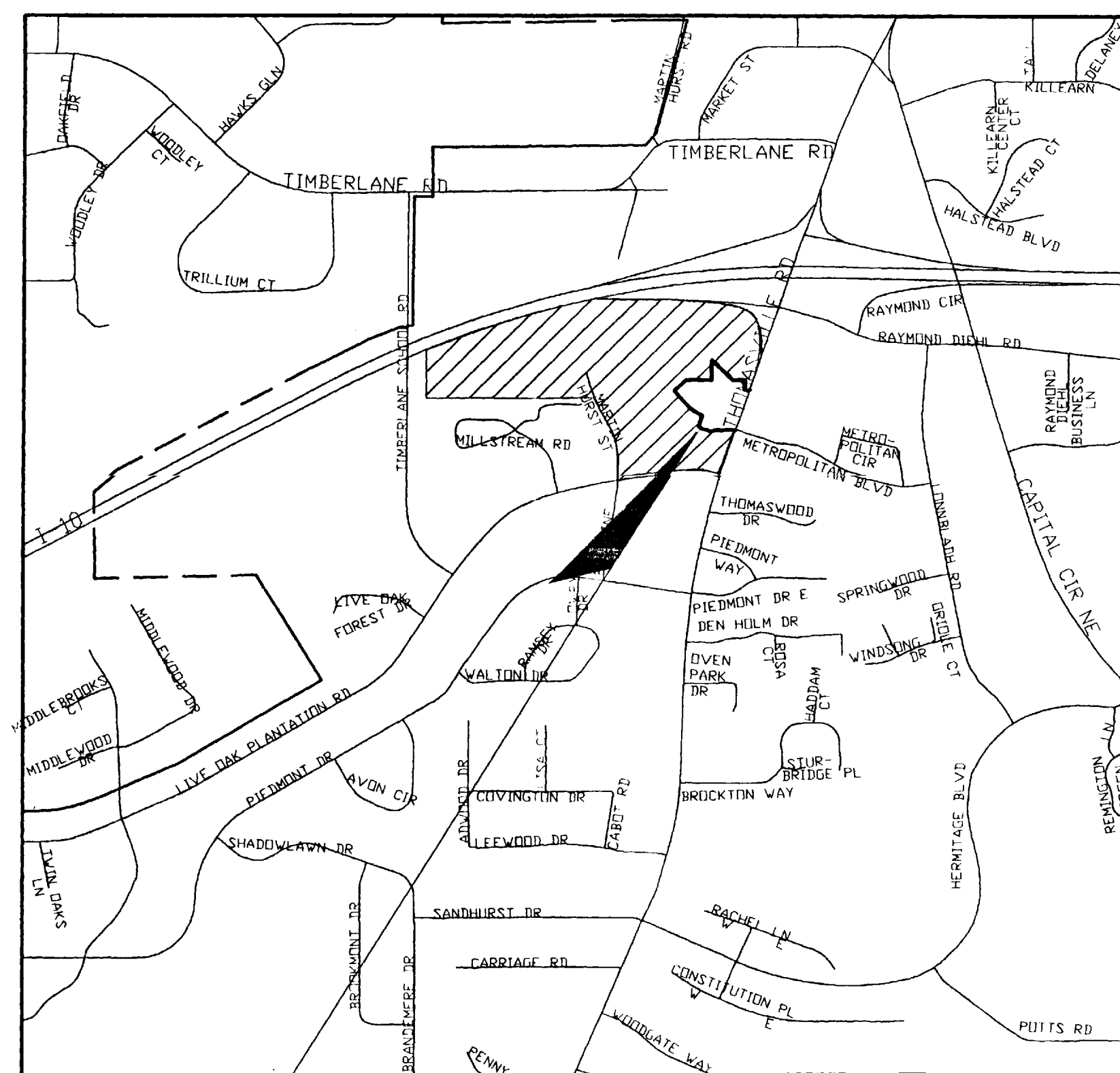
KID'S VENTURES, INC. &
THE MIDDLEBROOKS
INVESTMENT GROUP, LTD.

LOCATION OF PROJECT
THOMASVILLE ROAD & INTERSTATE 10
TALLAHASSEE, FLORIDA



INDEX OF PLANS

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LOCATION OF PROJECT

OWNER

KID'S VENTURES, INC.
3628 PINE TIP ROAD
TALLAHASSEE, FL 32312

THE MIDDLEBROOKS
INVESTMENT GROUP, LTD.
618 LIVE OAK PLANTATION ROAD
TALLAHASSEE, FL 32312

ENGINEER OF RECORD:

SITE AND DRAINAGE
L & W ENGINEERING, INC.
2840 REMINGTON GREEN CIRCLE, SUITE E
TALLAHASSEE, FLORIDA 32308
RUSSELL T. LARGE, P.E.
P.E. NO. 53933

SURVEYORS OF RECORD:

A.D. PLATT & ASSOCIATES, INC.
489 JOHN KNOX ROAD
TALLAHASSEE, FLORIDA 32303
(850) 385-1036

GARY G. ALLEN
REGISTERED LAND SURVEYOR, INC.
4101 APALACHEE PARKWAY
TALLAHASSEE, FLORIDA 32311
(850) 877-0541

PARCEL INFORMATION:

LOCATION: SEC. 8, T-1N, R-1E
TAX ID#S: 11-08-20-620-0000, 11-08-20-622-0000,
11-08-20-640-0000, 11-08-20-681-0000, 11-08-51-001-0100,
11-08-51-016-1600
ZONING: PUD-53
CURRENT LAND USE: VACANT
FRONTAGE STREET: THOMASVILLE ROAD (HWY. 319)
STREET MAINTENANCE: FL. DEPT. OF TRANSPORTATION
WATER SERVICE: CITY OF TALLAHASSEE
SEWER SERVICE: CITY OF TALLAHASSEE
ELECTRIC SERVICE: CITY OF TALLAHASSEE
BOUNDARY SOURCE: A.D. PLATT, P.L.S. &
GARY G. ALLEN, P.L.S.
TOPOGRAPHIC SOURCE: A.D. PLATT, P.L.S. &
GARY G. ALLEN, P.L.S.
DATUM: NGVD

CITY OF TALLAHASSEE APPROVAL

CITY GROWTH MANAGEMENT	<i>[Signature]</i> 4/15/03	DATE
UTILITY SERVICES	<i>[Signature]</i> 7/17/03	DATE
CITY PUBLIC WORKS DEPT.	<i>[Signature]</i> 10/21/03	DATE
TALLAHASSEE-LEON COUNTY PLANNING DEPT.	<i>[Signature]</i> 7/23/05	DATE

EXPIRES 6/9/06
PRELIMINARY PLAT

NO.	BY	REVISIONS	DATE
1	RTL	REVISED SUBDIVISION NAME	2/25/03
2	RTL	REVISED SHTS 8, 10-14	2/26/03

L & W ENGINEERING, INC.
CIVIL AND TRANSPORTATION ENGINEERING
LAND USE PLANNING ENVIRONMENTAL PERMITTING
CA8225

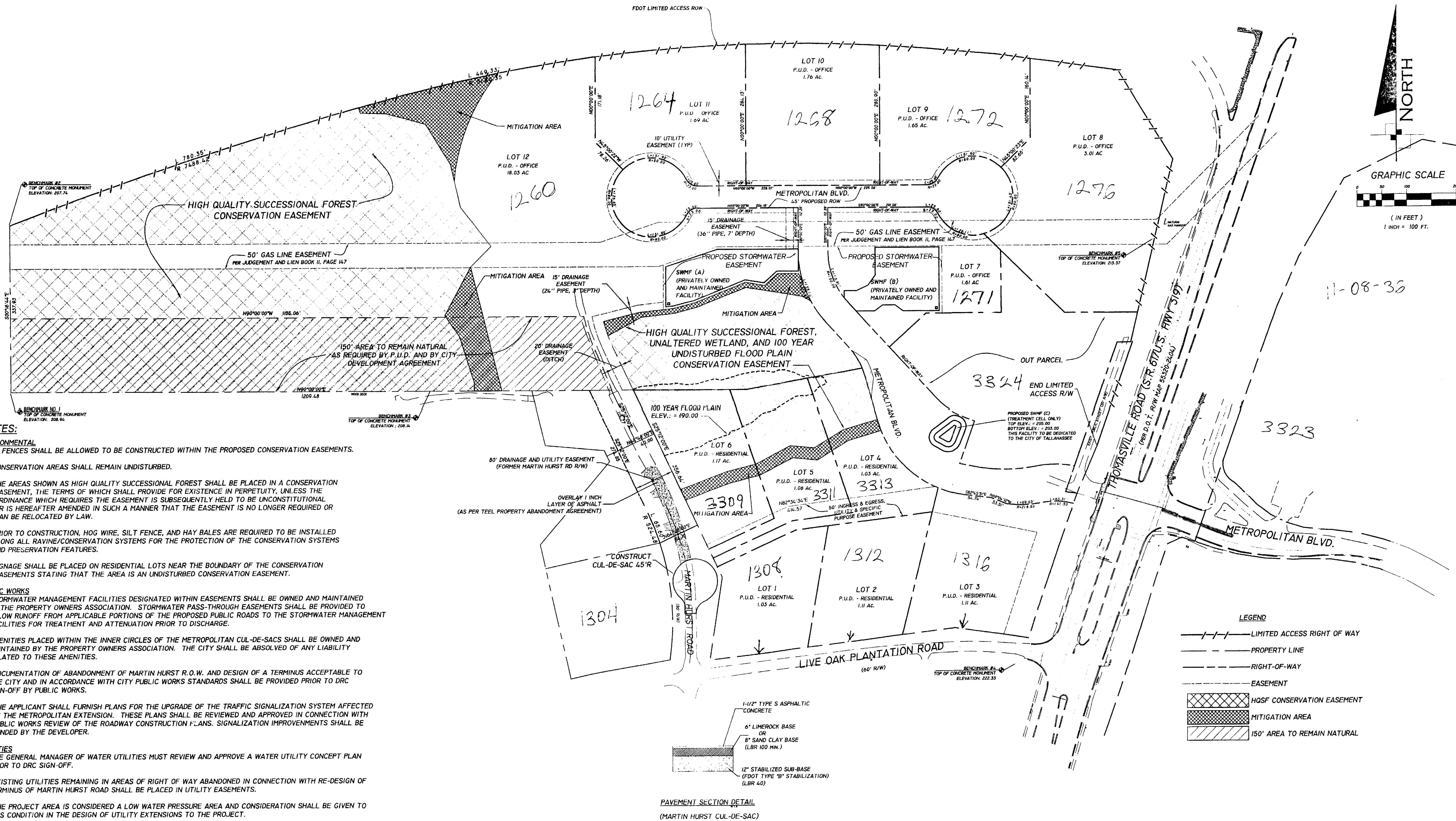
2840 REMINGTON GREEN CIRCLE, SUITE E
TALLAHASSEE, FLORIDA 32308
PHONE 850/298-4213
FAX 850/298-4498

SHOP DRAWINGS TO BE
SUBMITTED TO:
L & W ENGINEERING, INC.
2840 REMINGTON GREEN CIRCLE, SUITE E
TALLAHASSEE, FLORIDA 32308
850/298-4213
850/298-4498 FAX

ATTENTION IS DIRECTED TO THE FACT THAT
THESE PLANS MAY HAVE BEEN ALTERED IN
SIZE BY REPRODUCTION. THIS MUST BE
CONSIDERED WHEN OBTAINING SCALED DATA.

ENGINEER OF RECORD: MR. RUSSELL T. LARGE, P.E.
DATE: *2/26/03*
P.E. NO.: *53933*

REC'D JUL 5 2003



NOTES:

ENVIRONMENTAL

1. NO FENCES SHALL BE ALLOWED TO BE CONSTRUCTED WITHIN THE PROPOSED CONSERVATION EASEMENTS.
2. CONSERVATION AREAS SHALL REMAIN UNDISTURBED.
3. THE AREAS SHOWN AS HIGH QUALITY SUCCESSIONAL FOREST SHALL BE PLACED IN A CONSERVATION EASEMENT, THE TERMS OF WHICH SHALL PROVIDE FOR EXISTENCE IN PERPETUITY, UNLESS THE ORDINANCE WHICH REQUIRES THE EASEMENT IS SUBSEQUENTLY HELD TO BE UNCONSTITUTIONAL OR IS HEREAFTER AMENDED IN SUCH A MANNER THAT THE EASEMENT IS NO LONGER REQUIRED OR CAN BE RELOCATED BY LAW.
4. PRIOR TO CONSTRUCTION, HOG WIRE, SILT FENCE, AND HAY BALES ARE REQUIRED TO BE INSTALLED ALONG ALL RAVINE/CONSERVATION SYSTEMS FOR THE PROTECTION OF THE CONSERVATION SYSTEMS AND PRESERVATION FEATURES.
5. SIGNAGE SHALL BE PLACED ON RESIDENTIAL LOTS NEAR THE BOUNDARY OF THE CONSERVATION EASEMENTS STATING THAT THE AREA IS AN UNDISTURBED CONSERVATION EASEMENT.

PUBLIC WORKS

1. STORMWATER MANAGEMENT FACILITIES DESIGNATED WITHIN EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. STORMWATER PASS-THROUGH EASEMENTS SHALL BE PROVIDED TO ALLOW RUNOFF FROM APPLICABLE PORTIONS OF THE PROPOSED PUBLIC ROADS TO THE STORMWATER MANAGEMENT FACILITIES FOR TREATMENT AND ATTENUATION PRIOR TO DISCHARGE.
2. AMENITIES PLACED WITHIN THE INNER CIRCLES OF THE METROPOLITAN CUL-DE-SACS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE CITY SHALL BE ABSOLVED OF ANY LIABILITY RELATED TO THESE AMENITIES.
3. DOCUMENTATION OF ABANDONMENT OF MARTIN HURST R.O.W. AND DESIGN OF A TERMINUS ACCEPTABLE TO THE CITY AND IN ACCORDANCE WITH CITY PUBLIC WORKS STANDARDS SHALL BE PROVIDED PRIOR TO DRC SIGN-OFF BY PUBLIC WORKS.
4. THE APPLICANT SHALL FURNISH PLANS FOR THE UPGRADE OF THE TRAFFIC SIGNALIZATION SYSTEM AFFECTED BY THE METROPOLITAN EXTENSION. THESE PLANS SHALL BE REVIEWED AND APPROVED IN CONNECTION WITH PUBLIC WORKS REVIEW OF THE ROADWAY CONSTRUCTION PLANS. SIGNALIZATION IMPROVEMENTS SHALL BE FUNDED BY THE DEVELOPER.

UTILITIES

1. THE GENERAL MANAGER OF WATER UTILITIES MUST REVIEW AND APPROVE A WATER UTILITY CONCEPT PLAN PRIOR TO DRC SIGN-OFF.
2. EXISTING UTILITIES REMAINING IN AREAS OF RIGHT OF WAY ABANDONED IN CONNECTION WITH RE-DESIGN OF TERMINUS OF MARTIN HURST ROAD SHALL BE PLACED IN UTILITY EASEMENTS.
3. THE PROJECT AREA IS CONSIDERED A LOW WATER PRESSURE AREA AND CONSIDERATION SHALL BE GIVEN TO THIS CONDITION IN THE DESIGN OF UTILITY EXTENSIONS TO THE PROJECT.

LEGEND

- LIMITED ACCESS RIGHT OF WAY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- HQSF CONSERVATION EASEMENT
- MITIGATION AREA
- 150' AREA TO REMAIN NATURAL

PAVEMENT SECTION DETAIL
(MARTIN HURST CUL-DE-SAC)

INITIAL	DATE	NO.	BY	REVISIONS	DATE
FIELD BOOK					
DRAWN BY	RAJ	23 OCT 03			
SURVEYED BY					
CHECKED BY	RTL	23 OCT 03			
SCALE:	AS SHOWN				

L & W ENGINEERING, INC. CIVIL AND TRANSPORTATION ENGINEERING LAND USE PLANNING ENVIRONMENTAL PERMITTING 2840 REMINGTON GREEN CIRCLE, SUITE E TALLAHASSEE, FLORIDA 32308 PHONE 850/298-4213 FAX 850/298-4498	CLIENT KID'S VENTURES, INC. THE MIDDLEBROOKS INVESTMENT GROUP, LTD.	PROJECT METROPOLITAN CORPORATE CENTER	SHEET TITLE PRELIMINARY PLAT COMPUTER FILE - 350302-PRELIM-PLAT.DWG FILE NO. 35 PROJECT NO. 3503.02	SHEET 10 OF 15
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